

When recorded return to:  
Bargains Galore Thrift Store, a Washington Non-Profit Corporation  
224 Chenoweth Street  
Mount Vernon, WA 98273



201212120134  
Skagit County Auditor

12/12/2012 Page 1 of 2 4:08PM

Recorded at the request of:

File Number: 104609

### Statutory Warranty Deed

104609-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR State Street Retail Center LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Bargains Galore Thrift Store, a Washington Non-Profit Corporation** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

LOT 10, "SOUTH MOUNT VERNON BUSINESS PARK BSP LU05-061

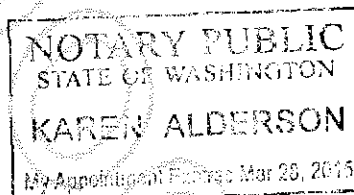
Tax Parcel Number(s): **P126623, 8072-000-010-0000**

Lot 10, "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12/05/2012

State Street Retail Center LLC, a Washington limited liability company



STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Dan B. Mitzog signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the member of State Street Retail Center LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12-11-12

Karen Alderson  
Printed Name: Karen Alderson  
Notary Public in and for the State of Washington  
Residing at Bessemer  
My appointment expires: 3-28-15

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20123981  
DEC 12 2012

Amount Paid \$ 4650.80  
Skagit Co. Treasurer  
By Indm Deputy

Exhibit "A"

**EXCEPTIONS:**

A. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 3, 2006  
Auditor's No.: 200602030192

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: May 11, 2006  
Recorded: May 22, 2006  
Auditor's No.: 200605220171  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: All streets and road rights-of-way and a strip of land 10 feet in width parallel to private/public street and road rights-of-way

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan South Mount Vernon Business Park Binding Site Plan  
Recorded: September 10, 2007  
Auditor's No.: 200709100133



201212120134  
Skagit County Auditor